



Constraints Analysis



LEGEND

UTILITIES

Electrical (Edison)

- Conduit
- Meter/Meter Pedestal
- Outlet
- Pole Light

Cable TV

- Conduit
- Pull Box

Gas

- Pipe
- Water

Sewer

- Pipe
- Manhole

Storm Drain

- Pipe
- Inlet

Telephone (AT&T)

- Conduit
- Pull Box

Water

- Pipe
- Outlet, Main
- Outlet, Minor
- Hydrant

TRAFFIC AND CIRCULATION

- Bus Stop
- Primary Pedestrian Access Point
- Adjacent Building Entries

Parking

- Commercial Loading
- Fire Lane
- Street Parking
- Limited Street Parking

POINTS OF SIGNIFICANCE

- Historical Significance
- Historic Tree

MISCELLANEOUS

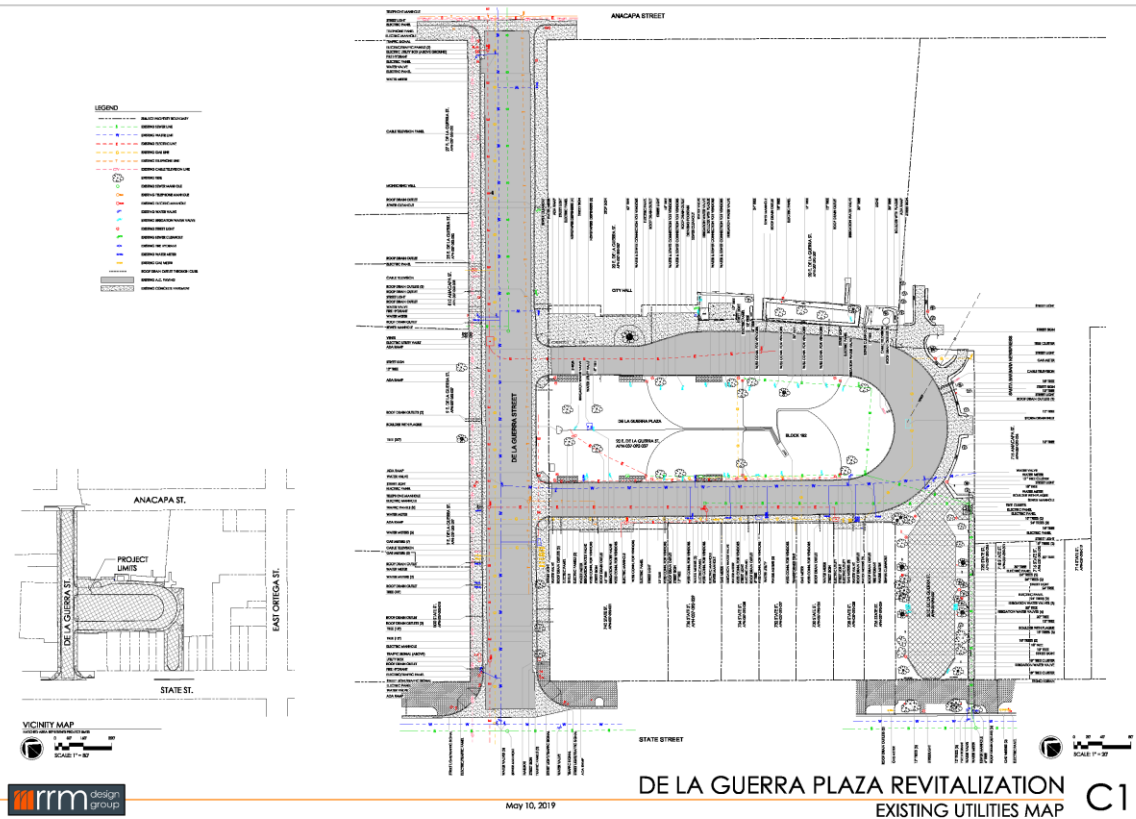
- News Stand/Rack

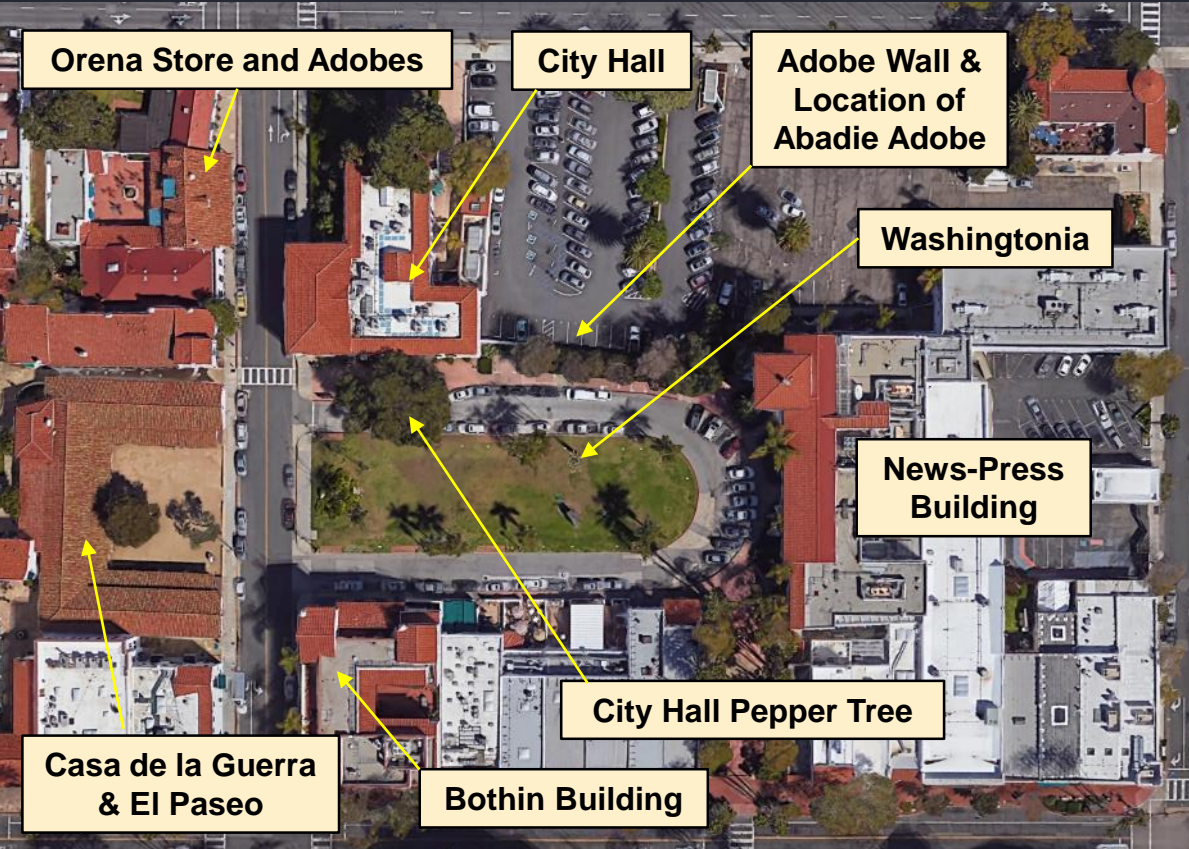


Existing Utilities



Existing Utilities





Historical Considerations

Significant Historic Resources

- *Preserve and protect historic resources documented in 2011 Report*
- *Preserve pepper tree and historic Washingtonia Palm*
- *Preserve adobe wall between City parking lot and De la Guerra Plaza*

Non-historic elements that could be removed or altered per 2011 Report

- *Concrete curbs*
- *Asphalt paving*
- *Non-historic plantings*
- *Existing concrete paving*



Other Constraints

Archaeology

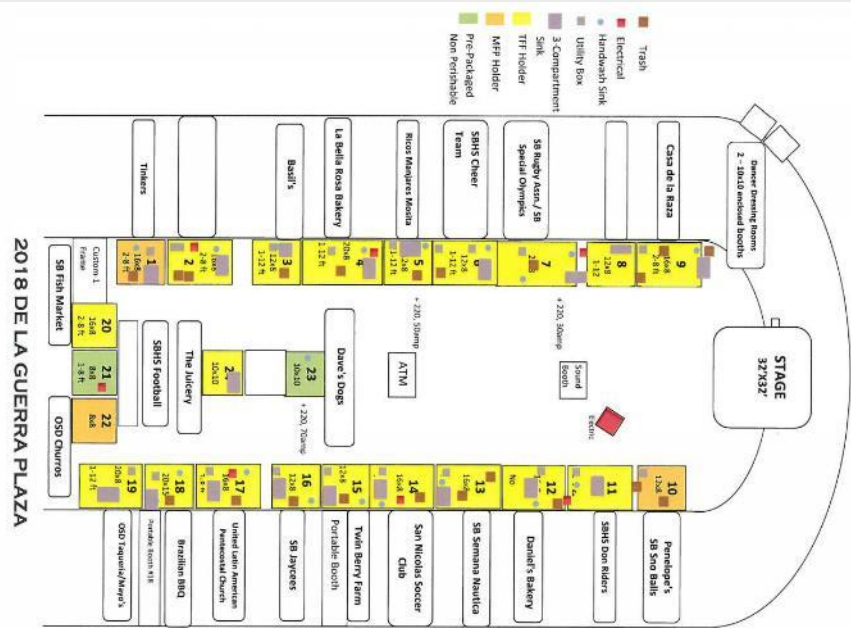
- Phase 2 complete (report forthcoming)
- Phase 3 required (during construction)

Soil conditions

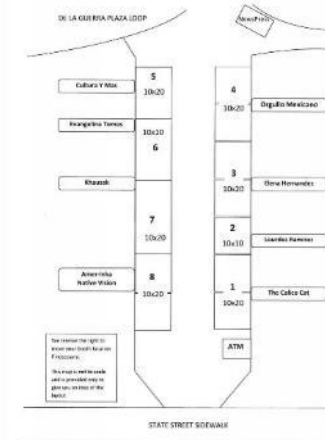
- Zero infiltration rate



Old Spanish Days Current Layout



2018 MERCADO DE LA GUERRA — PLACITA VENDORS





Farmers' Market Potential Layout*

**Space analysis done by Staff
(Not provided by Farmers' Market)*

Public Outreach

- **Stakeholder Meetings** (ongoing since January)
 - Individuals
 - Businesses around the Plaza
 - Organizations
- **Community Workshop** (Saturday, March 9th)





Public Outreach

Baseline for all Discussions:

- Dedicated as 'Public Square' in 1853
- Plaza & Surrounding Buildings as Historic Resource
- Long History of Community Uses
- Other Recent Attempts to Improve



Basic concept for Revitalization:

To create level plaza including Storke Placita & De la Guerra Street



Public Outreach

Uses & Activities:

- Maintain civic uses (rallies, marches etc.)
- Concerts (music of all types and dance)
- Outdoor meeting place
- Coffee & Food carts
 - Kid's activities
 - Family activities
 - Senior activities
 - Games
- And many more...

Design:

- Create flexible space
 - Benches
 - Shade trees
- Café tables & chairs
- Art (SB Timeline Mosaic, Exhibits,
- Restaurants facing plaza
- Consolidate trash & recycling; make attractive
- Use landscaping to soften the Plaza

Infrastructure:

- Permeable hardscape vs. lawn
 - Stage
- Electricity & water for event sponsors
 - Restrooms
 - Lighting
 - Free Wi-Fi
- Storage for event sponsors

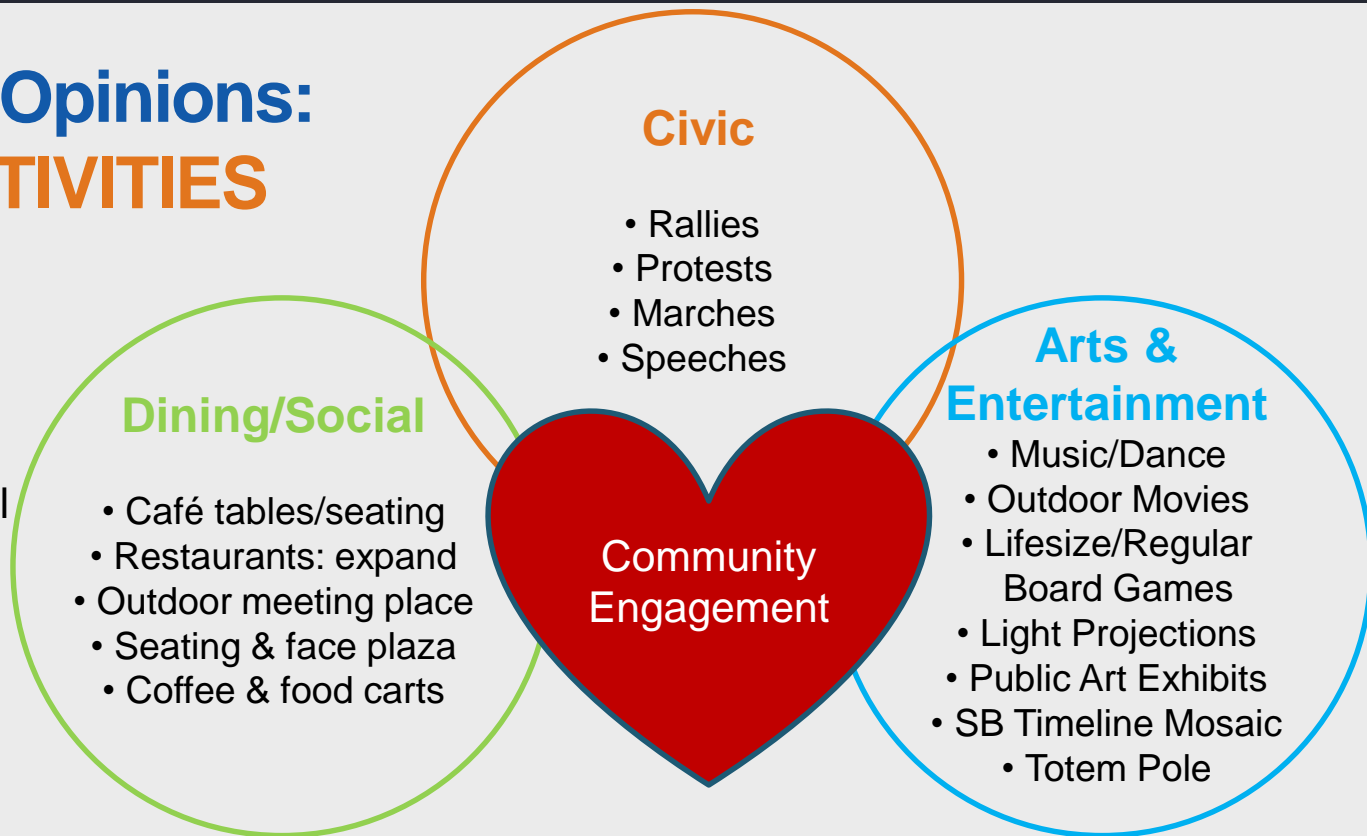
Parking, Circulation, Access:

- Full access vs. restricted access
- Need sufficient parking for all Plaza users
- Need more ADA parking
- Make Plaza universally accessible



Passionate Opinions: USES & ACTIVITIES

Impressive list of potential activities and uses identified by the community and desire to appeal to all age groups



Passionate Opinions: **PARKING & CIRCULATION**

**Maintain Existing
Access/Parking**

**Make Plaza
Pedestrian Only**

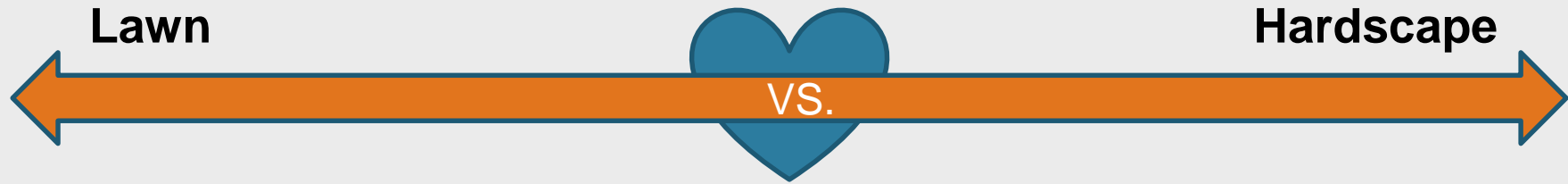


VS.

- *Local businesses around Plaza strongly prefer parking and circulation to be maintained in the Plaza*
- *Majority of citizens prefer to eliminate or restrict parking and circulation in Plaza (exceptions made for deliveries, trash/recycling, emergency vehicles)*



Passionate Opinions: PLAZA SURFACE



- *A few strong opinions that lawn should be retained*
- *Majority of citizens preferred permeable paving with landscape, trees, planters and possibly a small amount of lawn*



Public Outreach - Primary Topics

Uses & Activities

Past, Present, and Potential

Design

Historic Resources, Functionality, Aesthetics, Landscape, Art

Infrastructure

Surface Material, Utilities, Lighting, Facilities

Parking, Circulation & Access